



208 Eversley Avenue | Barnehurst, DA7 6SW

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£265,000

Leasehold

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## Eversley Avenue, Barnehurst

Located on a popular residential road in Barnehurst is this move in condition ground floor maisonette being sold with a lease in excess of 900 years making this an ideal first time/investment purchase. Within close proximity to Barnehurst parade, local schools and zone 6 train station.

### Property Features

- Council Tax: C
- EPC Rating: C
- Private garden
- Conservatory
- Off street parking
- No onward chain
- Modern shower room
- Ground floor



## Interior

**Entrance Hall** Part opaque double glazed UPVC entrance door to side. Radiator. Carpet.

**Lounge** 3.7mx 4.47m (12'2"x 14'8") Double glazed bay window to front. Radiator. Feature fireplace. Built in cupboard. Combi boiler. Carpet. Opening to Kitchen.

**Kitchen** 1.88m x1.85m (6'2" x6'1") Double glazed window to front and side. Range wall and base units with work surfaces over. Integrated Oven and induction hob to remain. Stainless steel sink unit with mixer taps. Plumbing for washing machine. Vinyl flooring. Part tiled walls.

**Bedroom 1** 3.66m x 2.67m (12' x 8'9") Double glazed window to rear. Radiator. Over bed storage cupboards and full height fitted wardrobes. Carpet.

**Bedroom 2** 2.62m x 1.85m (8'7" x 6'1") Double glazed door to conservatory. Laminate flooring.

**Shower Room** 1.85m x 1.6m (6'1" x 5'3") Opaque double glazed window to side. Three piece bathroom suite comprising: shower cubicle housing mixer shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Spotlights.

## Exterior

**Front Garden** Block paved with slate chippings.

**Rear Garden** 13.46m x 4.7m (44'2" x 15'5") Gated side access (access is subject to legal verification). Paved with slate tiles. Two storage sheds.

**Parking** Off street parking for 2 vehicles.



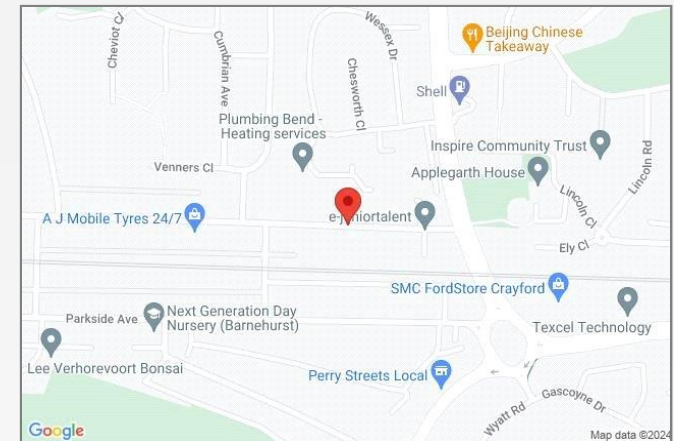
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.





## Property Location

Eversley Avenue, Barnehurst, DA7 6SW



\*All distances from branch postcode. Train time from nearest station.

## Leasehold Information

Lease length: 999 years from 25/03/1951 (to be verified by vendor's solicitor)

Unexpired lease: 926 years (to be verified by vendor's solicitor)

Ground rent: £6.00 per annum (to be verified by vendor's solicitor)

**Please note-** The owner has advised us that probate has been applied for but not granted, therefore exchange of contracts cannot take place until probate has been granted.

## Additional Information

Barnehurst & Bexleyheath are adjacent neighbourhoods with Bexleyheath being home to the borough's largest shopping facility, where you'll find high-street names, and supermarkets. There's a bowling alley, a cinema, Crook Log Leisure Centre, regular specialist markets, family-friendly restaurants and both neighbourhoods having mainline stations in to London too. Families are also attracted to Barnehurst/Bexleyheath for the schooling – with two of the borough's grammars and excellent primaries close by. The Red House – an Arts & Crafts property designed for the artist and socialist William Morris - is Bexleyheath's premier cultural attraction.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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